



CITY OF BRIDGEPORT

File No. \_\_\_\_\_

**PLANNING & ZONING COMMISSION  
APPLICATION**

1. NAME OF APPLICANT: RJYZ Bridgeport, LLC
2. Is the Applicant's name Trustee of Record? Yes \_\_\_\_\_ No X  
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
3. Address of Property: 1705 Fairfield Avenue, Bridgeport, CT 06605  
(number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 1223 Lot No. 2/B
5. Amendments to Zoning Regulations: (indicate) Article: \_\_\_\_\_ Section: \_\_\_\_\_  
(Attach copies of Amendment)
6. Description of Property (Metes & Bounds): 227.89' x 194.78' x 208.53' x 22.90' x 275.69'
7. Existing Zone Classification: MX-2
8. Zone Classification requested: N/A
9. Describe Proposed Development of Property: Modification of the approved plan of development to a project approved by the Planning & Zoning Commission on 08/30/2021 for a fast food restaurant with drive-thru facility  
Approval(s) requested: Modification of Special Permit and Site Plan Review approved on 08/30/2021

Signature: \_\_\_\_\_ Date: 03/31/2022

Print Name: \_\_\_\_\_

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Mailing Address: Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824

Phone: 203-528-0590 Cell: 203-528-0590 Fax: 203-255-6618

E-mail Address: Chris@russorizio.com

\$ \_\_\_\_\_ Fee received Date: \_\_\_\_\_ Clerk: \_\_\_\_\_

**THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Completed & Signed Application Form                                | <input type="checkbox"/> A-2 Site Survey                  | <input type="checkbox"/> Building Floor Plans |
| <input checked="" type="checkbox"/> Completed Site / Landscape Plan                                    | <input type="checkbox"/> Drainage Plan                    | <input type="checkbox"/> Building Elevations  |
| <input checked="" type="checkbox"/> Written Statement of Development and Use                           | <input checked="" type="checkbox"/> Property Owner's List | <input type="checkbox"/> Fee                  |
| <input type="checkbox"/> Cert. of Incorporation & Organization and First Report (Corporations & LLC's) |   |   |

**PROPERTY OWNER'S ENDORSEMENT OF APPLICATION**

RJYZ Bridgeport, LLC  
Print Owner's Name

[Signature]  
Owner's Signature

03/31/2022  
Date

\_\_\_\_\_  
Print Owner's Name

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

Lisa S. Broder\*  
LBroder@russorizio.com

Amanda C. Burns\*  
Amanda@russorizio.com

Colin B. Connor  
Colin@russorizio.com

Elizabeth A. Falkoff\*  
Betsy@russorizio.com

Robert G. Golger  
Bob@russorizio.com

David K. Kurata  
DKurata@russorizio.com

Katherine M. Macol  
Kathy@russorizio.com



10 Sasco Hill Road, Fairfield, CT 06824  
Tel 203-254-7579 / 203-255-9928  
Fax 203-576-6626

5 Brook St., Suite 2B, Darien, CT 06820  
Tel 203-309-5500

[www.russorizio.com](http://www.russorizio.com)

Leah M. Parisi  
Leah@russorizio.com

William M. Petroccio\*  
WPetro@russorizio.com

Raymond Rizio\*  
Ray@russorizio.com

Christopher B. Russo  
Chris@russorizio.com

Robert D. Russo  
Rob@russorizio.com

John J. Ryan  
John@russorizio.com

Vanessa R. Wambolt  
Vanessa@russorizio.com

*\*Also Admitted in NY*

May 7, 2021

Dennis Buckley  
Zoning Administrator  
Zoning Department  
45 Lyon Terrace  
Bridgeport, CT 06604  
**HAND-DELIVERED**

**Re: Modification of Plans– 1705 Fairfield Avenue**

Dear Mr. Buckley:

Please accept, on behalf of my client, RJYZ Bridgeport, LLC, (the “Petitioner”), the following revised site plan for the property located at 1705 Fairfield Avenue (the “Site”), which has received all necessary approvals to construct a One thousand eight hundred and eighty square foot (1,880 SF) Starbucks restaurant. During the construction phase, the Petitioner and tenant have identified some traffic flow improvements for the Site development focused around the drive-thru lane.

First, the Petitioner is proposing to add a “kickout lane” exit-only onto Fairfield Avenue in the southwest corner of the Site. This exit will allow patrons whom either have (1) left one of the Six (6) parking spaces located along the western property line or (2) have decided they do not want to order from Starbucks to leave the drive-thru lane rather than having to traverse the entire drive-thru lane thereby clogging up the line. It’s essentially a release for vehicles who do not wish to stay in the drive-thru lane. Again, this will be an exit-only left turn out onto Fairfield Avenue. The addition of this lane will eliminate Two (2) parking spaces, which complies with the new Zone Bridgeport Code that has no off-street parking requirement.

Second, the Petitioner proposes to modify the drive-thru lane from the previously approved site plan by merging the bypass lane and drive-thru lane at their exit. Previously, the bypass lane and drive-thru lane each had their own exit side-by-side. However, this layout could cause an issue if the vehicle exiting the drive-thru

lane wants to turn right and the vehicle exiting the bypass lane wants to turn left. Because these two exits are side-by-side, these vehicles would have to cross. Therefore, the Petitioner is now proposing to have the bypass and drive-thru lanes merge at their exit, so only one vehicle will exit from them at a time. This will prevent any conflict between vehicles turning in separate directions.

For the above-stated reasons, the Petitioner respectfully requests approval of these minor modifications to the approved site plan for the Site to help improve traffic flow for the new Starbucks coffee shop.

Sincerely,

A handwritten signature in black ink that reads "Christopher Russo". The signature is written in a cursive style with a long, sweeping horizontal line extending from the end of the name.

Christopher Russo

Lisa S. Broder\*  
LBroder@russorizio.com

Colin B. Connor  
Colin@russorizio.com

Robert G. Golger  
Bob@russorizio.com

David K. Kurata  
DKurata@russorizio.com

Stanton H. Lesser\*  
Stanton@russorizio.com

Katherine M. Macol  
Kathy@russorizio.com

Victoria L. Miller\*  
Victoria@russorizio.com

Anthony J. Novella\*  
Anovella@russorizio.com



10 Sasco Hill Road, Fairfield, CT 06824  
Tel 203-254-7579 or 203-255-9928  
Fax 203-576-6626

5 Brook St., Suite 2B, Darien, CT 06820  
Tel 203-309-5500

299 Broadway, Suite 708, New York, NY 10007  
Tel 646-357-3527

[www.russorizio.com](http://www.russorizio.com)

April 13, 2022

Leah M. Parisi  
Leah@russorizio.com  
William M. Petroccio\*  
WPetro@russorizio.com

Raymond Rizio\*  
Ray@russorizio.com

Christopher B. Russo  
Chris@russorizio.com

Robert D. Russo\*  
Rob@russorizio.com

John J. Ryan\*  
John@russorizio.com

Jane Ford Shaw  
Jane@russorizio.com

Vanessa R. Wambolt  
Vanessa@russorizio.com

\* Also Admitted in NY  
\* Also Admitted in VT  
+ Of Counsel

Mr. Dennis Buckley  
Zoning Administrator  
Zoning Department  
45 Lyon Terrace, Room 210  
Bridgeport, CT 06604

Re: RJYZ BRIDGEPORT, LLC  
1705 Fairfield Avenue

Dear Mr. Buckley:

Enclosed please find the original Certified Mail Receipts in connection with the above noted application together with a list of property owners and a copy of the letter sent by this office.

If you should have any questions, please feel free to contact our office.

Very truly yours,

  
Christopher Russo

CR/tf  
Enclosure

**PROPERTIES LOCATED 100' OF 1705 FAIRFIELD AVE**

<b>PROPERTY ADDRESS</b>	<b>OWNER NAME</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP CODE</b>
1759 COMMERCE DR	BOSTWICK PARTNERS LLC	294 BRONXVILLE RD	BRONXVILLE	NY	10708
1671 FAIRFIELD AV	MONY TITH ET AL	21 DAYTONA AVENUE	MILFORD	CT	06461
1755 FAIRFIELD AV	CITY OF BRIDGEPORT PARK DEPT	7 QUARRY ROAD	TRUMBULL	CT	06611
1705 FAIRFIELD AV	RJYZ BRIDGEPORT LLC	30 QUAIL HOLLOW	WEST HARTFORD	CT	06117
	110 MOUNTAIN GROVE STREET LLC				
120 MOUNTAIN GROVE ST	C/O FISCHER PROPERTIES	501 KINGS HWY EAST	FAIRFIELD	CT	06825
1726 FAIRFIELD AV	ASR MANAGEMENT LLC	1726 FAIRFIELD AVE	BRIDGEPORT	CT	06605
	110 MOUNTAIN GROVE STREET LLC				
1550 STATE ST	C/O FISCHER PROPERTIES	501 KINGS HWY EAST	FAIRFIELD	CT	06825
1575 STATE ST	BOSTWICK PARTNERS LLC	294 BRONXVILLE RD	BRONXVILLE	NY	10708
1720 FAIRFIELD AV	FAIRFIELD AVENUE BRIDGEPORT LLC	375 MOUNTAIN GROVE ST	BRIDGEPORT	CT	06605
1676-1678 FAIRFIELD AV	RUIRU ZHENG	78 LEXINGTON WAY NORTH	MILFORD	CT	06461

Dear Sir or Madam:

As a property owner within 100-feet this is to notify you that an application has been submitted to the **Planning & Zoning Commission** seeking a modification of the drive-thru exit lane (Starbucks) at the property address of:

**1705 FAIRFIELD AVENUE**

ADDRESS

This application will be considered at a public hearing to be held in City Hall on 45 Lyon Terrace, Bridgeport CT on:

**MONDAY**

DAY

**APRIL 25, 2022**

DATE

**6:30 PM**

TIME

You may participate in this public hearing, or email a written statement in favor or in opposition to the application prior to the public hearing to:

dennis.buckley@bridgeportct.gov and gloria.blackwell@bridgeportct.gov

The application and supporting materials are on file in the Zoning Department, Room 210, 45 Lyon Terrace and may be inspected during business hours between 9am-5pm Monday thru Friday.

If you have any questions, you may contact the Zoning Office at 203-576-7217 or the applicant (or the applicant's representative) at the name and number below:

*Christopher Russo*

NAME

*203-528-0590*

PHONE NUMBER

Respectfully,

*[Signature]*  
APPLICANT (or REPRESENTATIVE)

*04/11/2022*

DATE



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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)  
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Postage

**BOSTWICK PARTNERS LLC**

**294 BRONXVILLE ROAD**

**BRONXVILLE, NY 10708**

Total Po

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City, State, Zi

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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**MONY TITH ET AL**

**21 DAYTONA AVENUE**

**MILFORD, CT 06461**

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**CITY OF BRIDGEPORT PARKS DEPT**

**7 QUARRY ROAD**

**TRUMBULL, CT 06611**

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Postage

**RJYZ BRIDGEPORT LLC**

**30 QUAIL HOLLOW**

**WEST HARTFORD, CT 06117**

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**110 MOUNTAIN GROVE STREET LLC**

**C/O FISCHEL PROPERTIES**

**501 KINGS HIGHWAY EAST**

**FAIRFIELD, CT 06825**

Total Posit

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City, State,

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Postage

**ASR MANAGEMENT LLC**

**1726 FAIRFIELD AVENUE**

**BRIDGEPORT, CT 06605**

Total Postage

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City, State, Zi

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**FAIRFIELD AVENUE BRIDGEPORT LLC**

**375 MOUNTAIN GROVE STREET**

**BRIDGEPORT, CT 06605**

Total Po

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Street and

City, State

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Postage

**RUIRU ZHENG**

**78 LEXINGTON WAY NORTH**

**MILFORD, CT 06461**

Total Pos

Sent To

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**NOTICE OF AN APPROVAL FOR A SPECIAL PERMIT AND SITE PLAN REVIEW**

Pursuant to Chapter 124 (PA-75-317) of the General Statutes of the State of Connecticut, notice is hereby given that on August 30, 2021 the Planning and Zoning Commission of the City of Bridgeport, CT

☐ granted ☒ granted conditionally a Special Permit and Site Plan Review for property located at  
1705 Fairfield, Avenue

DESCRIPTION OF PROPERTY (lot size) 227.89' x 194.78' x 208.53' 22.90' x 275.69'

Property owned by RJYZ Bridgeport, LLC

NATURE OF APPROVAL: Seek a Special Permit and Site Plan Review to permit the construction of a 1,880 sq ft coffee shop/ fast food restaurant with a drive-thru facility on the existing lot under development in an I-L zone.

**ZONING REGULATIONS – CITY OF BRIDGEPORT, CONNECTICUT**

Section 14-4-4

Section

Section 14-2-5

Section

Section 14-4-5

Section

USE PERMITTED Construction of a 1,880 sq. ft. coffee shop/ fast food restaurant with a drive-thru facility on the existing lot under development in an I-L Zone.

Dated and Certified in Bridgeport, Connecticut this 2<sup>nd</sup> day of September, 2021

By   
Chairman Clerk Zoning Enforcement Officer

NOTE: This Notice needs to be filed in the Town Clerk's Office with proof shown to the Zoning Department via copy of your receipt. It is not a Building Permit. Other approvals or permits should be sought from the property authorities/departments.





*City of Bridgeport*  
**Zoning Department**  
**PLANNING AND ECONOMIC DEVELOPMENT**

45 Lyon Terrace • Bridgeport, Connecticut 06604  
Telephone (203) 576-7217  
Fax (203) 576-7213

September 2, 2021

**RJYZ BRIDGEPORT, LLC**  
C/O CHRISTOPHER RUSSO, ESQ  
10 SASCO HILL ROAD  
FAIRFIELD, CT 06824  
FILE: 21-36

**RE: 1705 FAIRFIELD AVENUE** – Seeking a \*special permit and a site plan review to permit the construction of a 1,880-sq. ft. coffee shop/fast food restaurant with a drive-thru facility on the existing lot under development in an I-L zone.

Dear Attorney Russo:

At a public hearing held on August 30, 2021 the Planning and Zoning Commission decided the following regarding the above-referenced matter:

**DECISION:** Approved with Conditions

**CONDITIONS:**

1. This portion of the property shall be developed in strict accord with the plans submitted to and approved by the Commission.
2. The petitioner shall file plans and applications for the issuance of a Certificate of Zoning Compliance and a Building Permit.

**REASONS:** The project as approved complies with the special permit standards of Sec. 14-4-4 as well as the site plan review standards of Sec. 14-2-5.

If you have any questions regarding the above-referenced matter, please call the Zoning Office at 203-576-7217.

**\*This special permit approval, as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT shall expire September 6, 2022.**

Cordially,

  
Dennis Buckley, Clerk  
Planning & Zoning Commission

DB/gb

**\*Conditionally,** Special Permits must be filed in the Town Clerk's Office and shall expire twelve (12) months from the date of publication unless a full building permit has been issued and construction has commenced and is being diligently pursued, or an application for extension has been received by the Planning and Zoning Commission prior to the expiration date. (Sec. 14-4-5)

ZONING INFORMATION

LOCATION: BRIDGEPORT, CONNECTICUT				
ZONE: IL (INDUSTRIAL LIGHT ZONE)				
USE: RETAIL TRADE AND DRIVE THROUGH (SPECIAL PERMIT)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE REQUIRED	51,800 S.F. (1.19 AC.)	NO
2	MINIMUM LOT FRONTAGE	25 FEET	208.5 FEET	NO
3	MINIMUM FRONT SETBACK	15 FEET	5.0 FEET	YES
4	MINIMUM SIDE SETBACK	N/A (15 FEET RESIDENTIAL)	24.8 FEET	NO
5	MINIMUM REAR SETBACK	N/A	N/A	NO
6	MAXIMUM BUILDING HEIGHT	75 FEET	< 75 FEET	NO
7	MAXIMUM BUILDING COVERAGE	85 PERCENT	18.3 PERCENT	NO
8	MAXIMUM SITE COVERAGE	85 PERCENT	75.3 PERCENT	NO

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	LEASE AREA 1	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	BUILDING A: 7,619 S.F. BUILDING B: 1,880 S.F.	NO
2	PARKING REQUIRED	RETAIL TRADE: 3.5 SPACES PER EVERY 1,000 S.F. OF GROSS FLOOR AREA (7,619 / 1,000*3.5 = 26.7) FAST FOOD RESTAURANT: 12 SPACES PER EVERY 1,000 S.F. OF GROSS FLOOR AREA (1,880 / 1,000*12 = 22.6) TOTAL REQUIRED = 49.3 SPACES	27 SPACES  23 SPACES 50 TOTAL SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	3 SPACES	4 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 20 FEET	9 FEET X 20 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY	28 FEET - 2-WAY	NO
6	MINIMUM FRONT SETBACK	10 FEET	1.1 FEET	YES
7	MINIMUM SIDE SETBACK	N/A (10 FEET RESIDENTIAL)	10.0 FEET	NO
8	MINIMUM REAR SETBACK	N/A	N/A	NO
9	MINIMUM INTERIOR LANDSCAPING	ONE (1) S.F. PER 15 S.F. PARKING AREA (28,282 S.F.) TOTAL REQUIRED = 1,886 S.F.	1,050 S.F.	YES

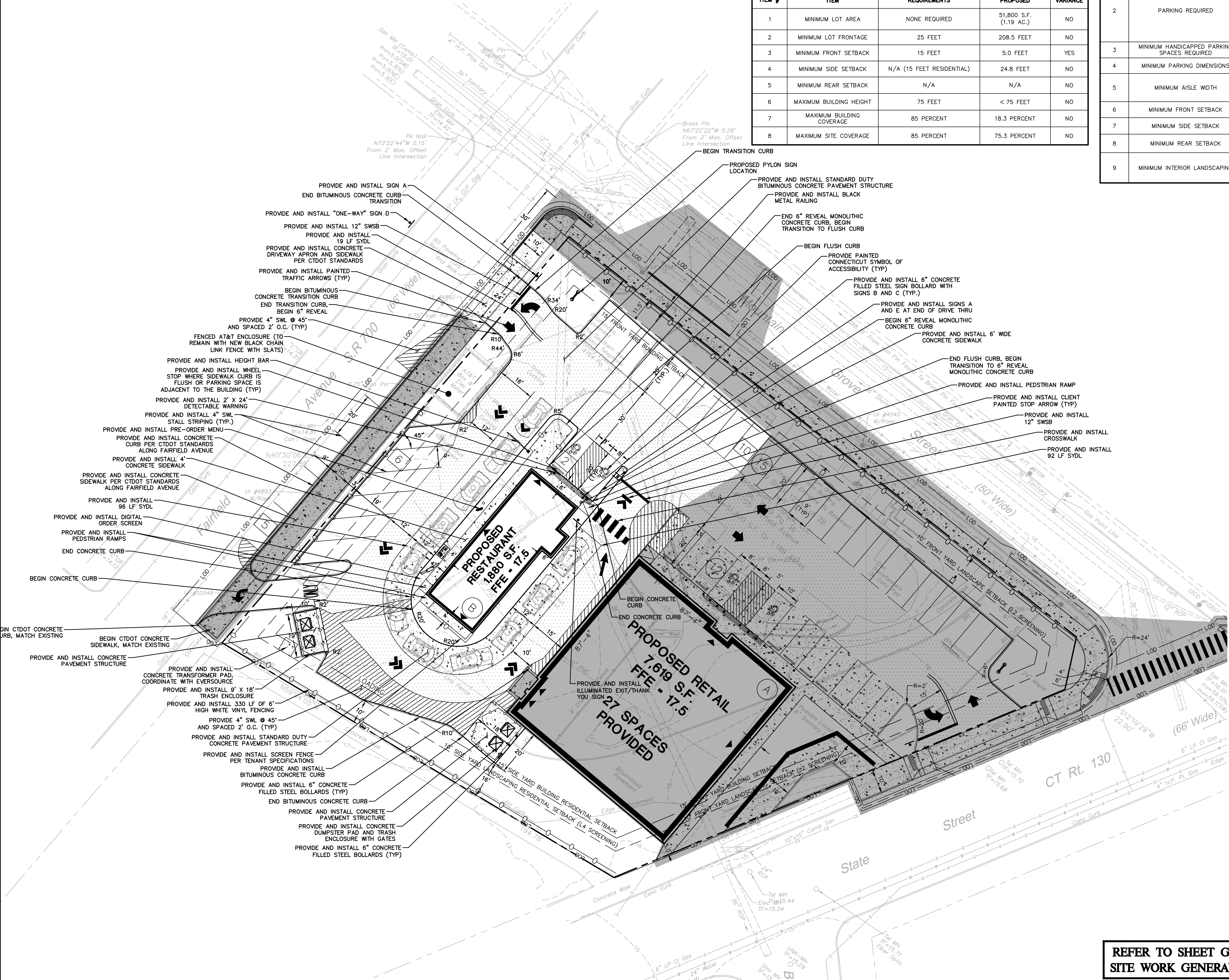
SIGN LEGEND

SIGN NO.	C-DOT NO.	LEGEND
A	31-0552Z	STOP 30"
B	31-0629	2' X 4' PRE-ORDER MENU
C	31-0648	VAN ACCESSIBLE
D	31-1188	ONE WAY
E	R5-1	DO NOT ENTER 30"

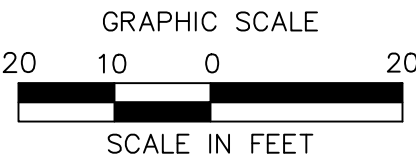
NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.

SITE LEGEND

---	PROPERTY LINE
---	PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE
---	FENCING
---	BUILDING SETBACK LINE
---	SAW CUT LINE
---	PROVIDE CURB (BITUMINOUS CONCRETE, CONCRETE, OR MOUNTABLE CONCRETE - (SEE PLAN))
---	PROVIDE CONCRETE PAVEMENT STRUCTURE, REINFORCED CONCRETE SIDEWALK, OR MONOLITHIC CONCRETE CURB AND SIDEWALK (SEE PLAN)
---	PROVIDE HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
---	PREVIOUSLY APPROVED O'REILLYS AUTOPARTS PROJECT



REFER TO SHEET GN-1 FOR  
SITE WORK GENERAL NOTES



PROPOSED RETAIL DEVELOPMENT  
149 MOUNTAIN GROVE STREET  
BRIDGEPORT, CONNECTICUT



355 Research Parkway  
Meriden, CT 06450  
(203) 430-1406  
(203) 430-2615 Fax

DATE: 01/28/2022  
SITE PLAN APPROVAL: [Signature]  
RESPONSE TO TENANT COMMENTS

REVISIONS  
No. 01  
Date 01/28/2022

Designed R.M.D.  
Drawn R.M.D.  
Reviewed S.M.K.  
Scale 1"=20'  
Project No. 18C6624  
Date 07/30/2021

CAD File: SP18C662401

Title  
SITE PLAN

Sheet No.

SP-1